

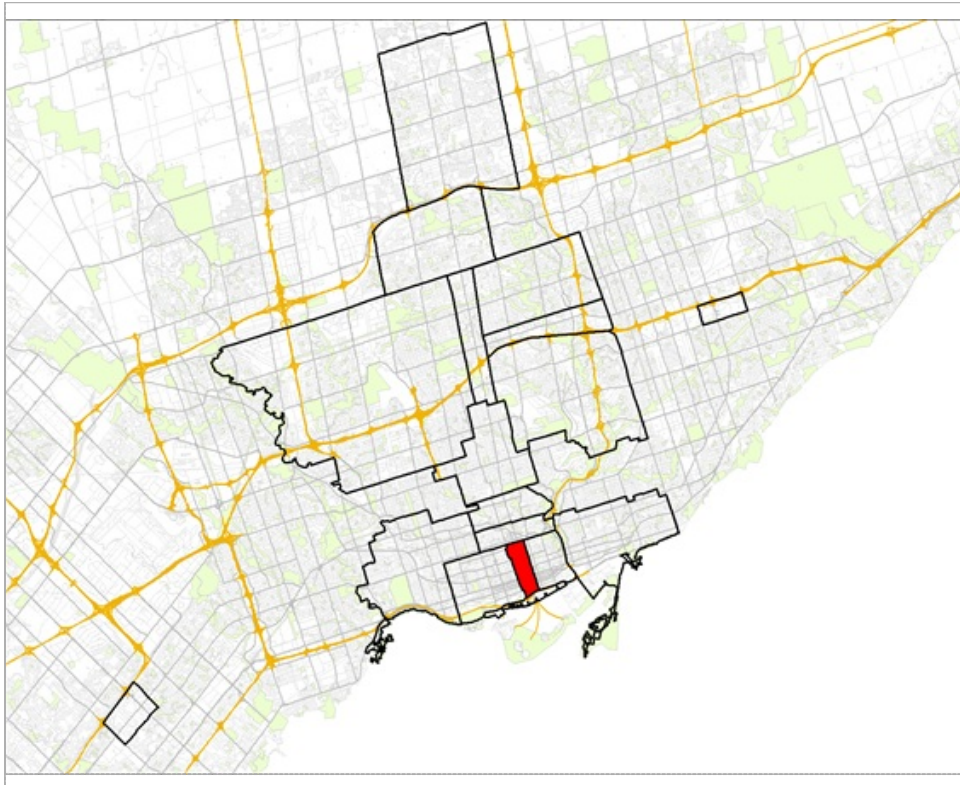


Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of April 2024

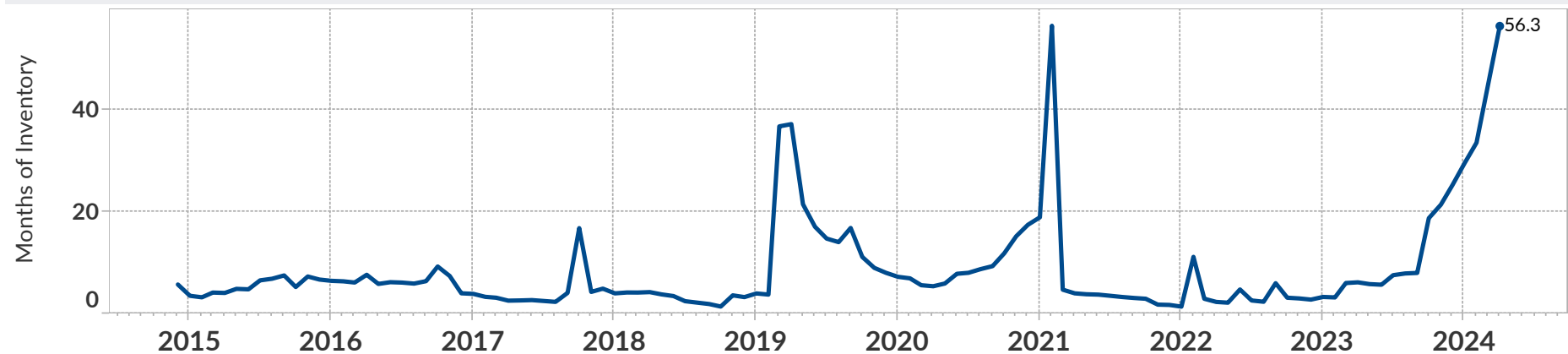


Downtown Core Submarket Report - April 2024



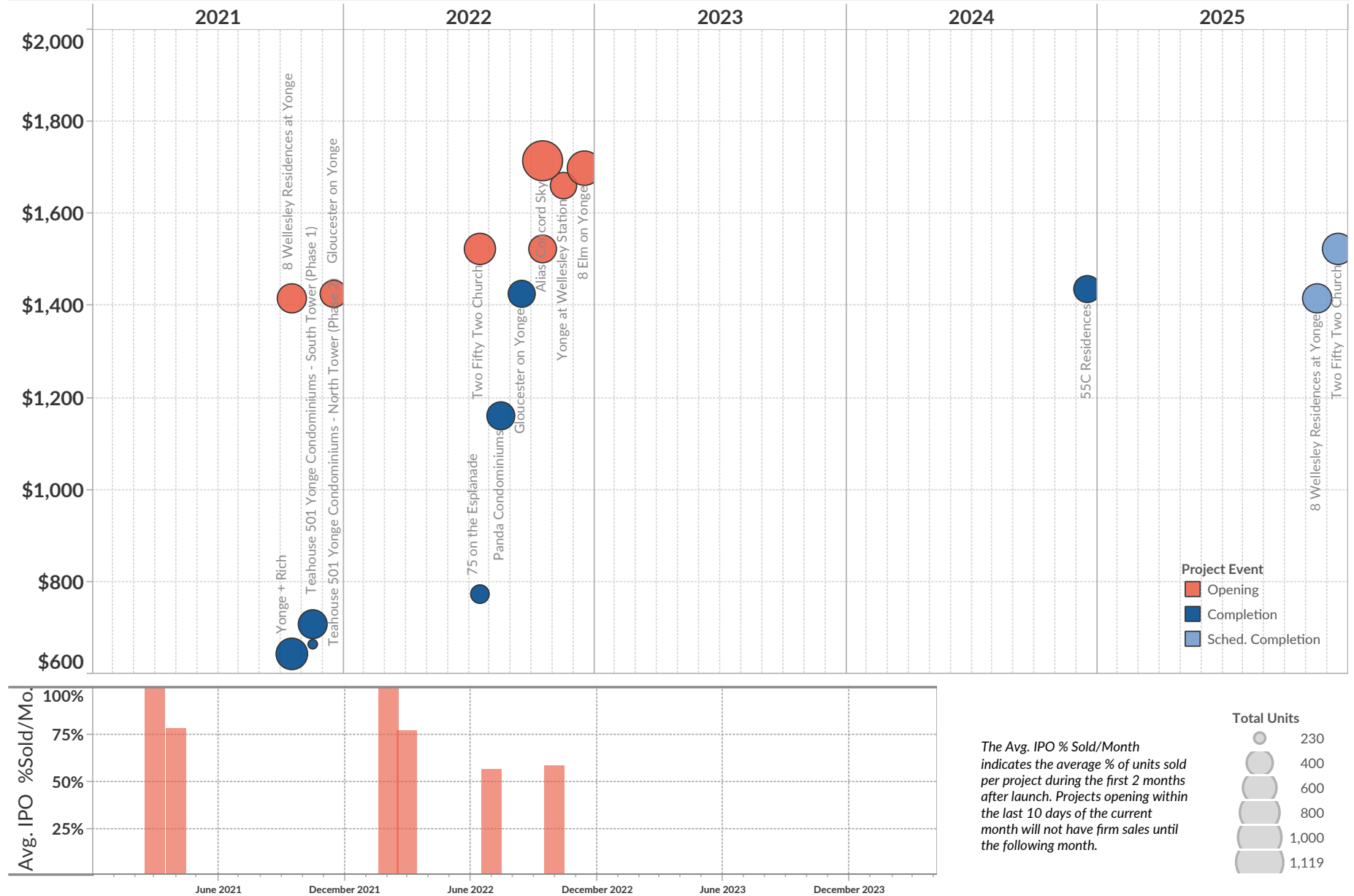
Downtown Core		GTA
Distinct count of Site Name	6	353
No. of Units	4,121	90,746
Total Sales	3,666	74,268
Act Inv	455	16,478
Avg. \$/sf	\$1,869	\$1,420
Avg. Project \$/SF	\$1,967	\$1,318
Avg. SF	782	794
Avg. \$	\$1,462,632	\$1,127,454
Current Month Sales	5	518

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



Downtown Core Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



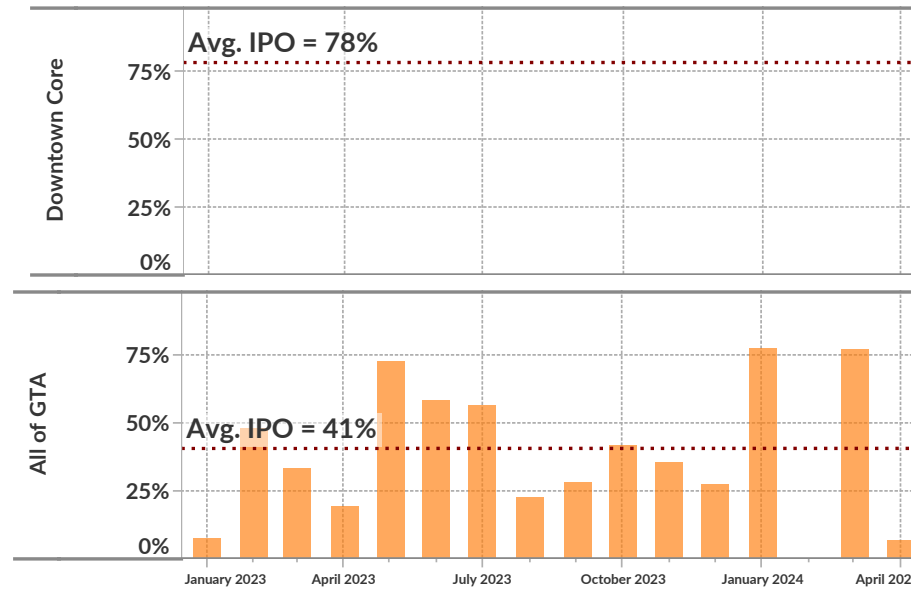
Downtown Core Submarket Report - April 2024

Project Data by Unit Type

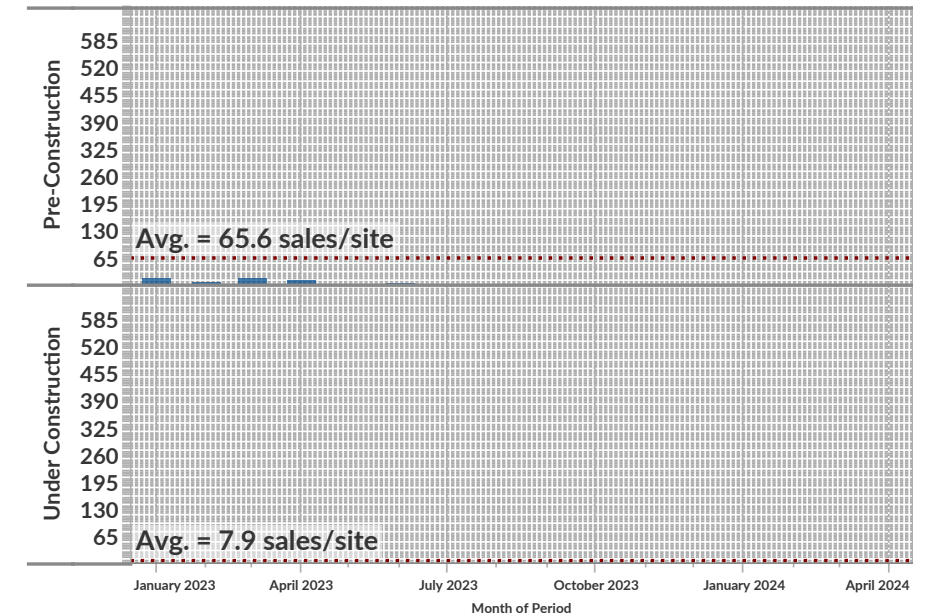
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	2	1,019	60
1 Bedroom + Den	817	0	697	120
2 Bedroom	1,140	2	1,018	122
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	1	219	57
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,479	295	423	\$599,000	\$1,044,900
\$2,081	430	975	\$825,900	\$2,000,000
\$1,875	474	819	\$819,000	\$1,500,000
\$1,755	590	1,355	\$1,075,900	\$2,500,000
\$1,987	723	1,635	\$1,351,000	\$3,200,000
\$1,740	835	1,740	\$1,301,000	\$4,000,000
\$1,700	1,100	1,400	\$1,901,900	\$2,347,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

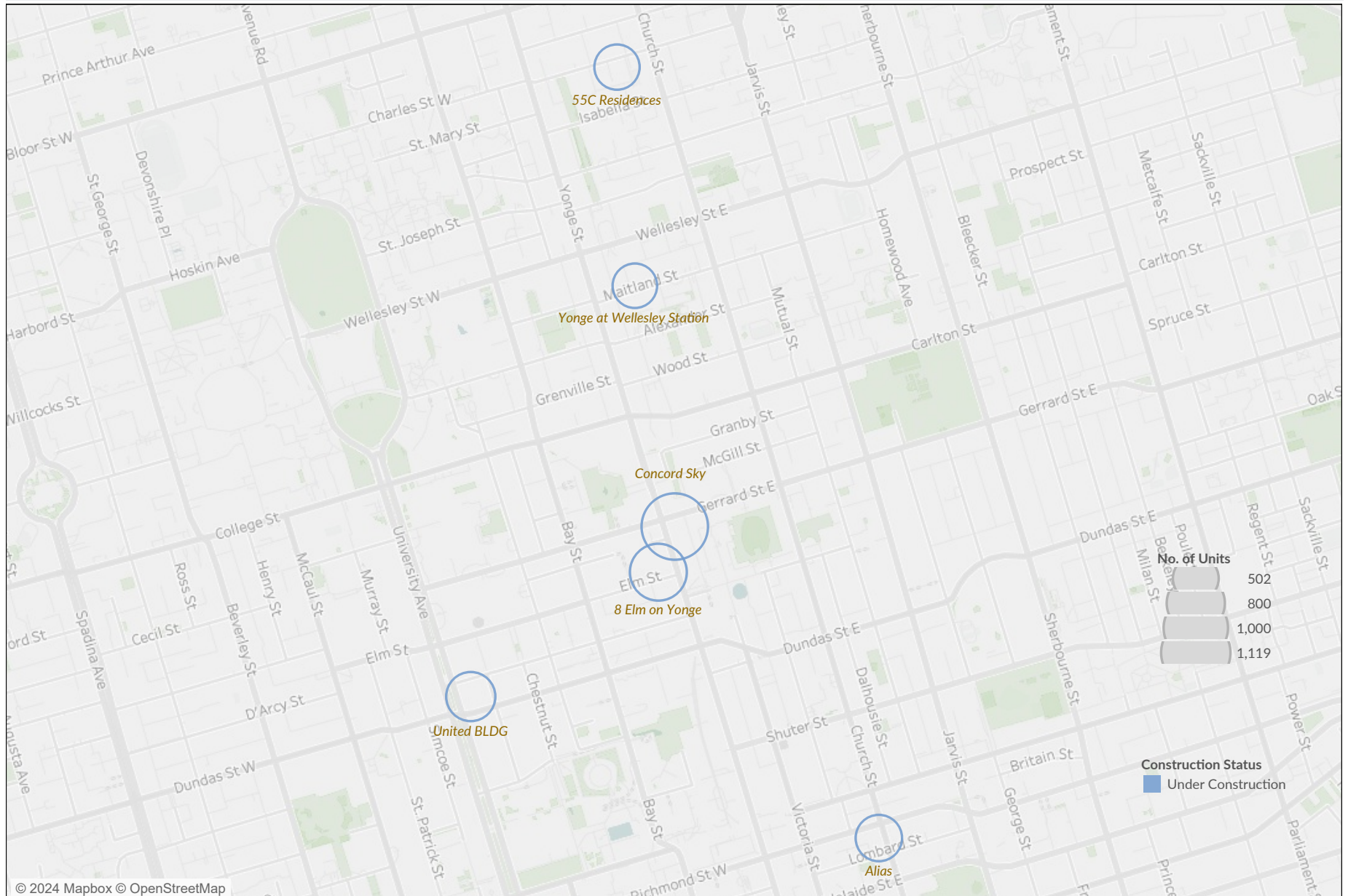


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - April 2024

Current Active Projects



Downtown Core Submarket Report - April 2024

Current Active Project List							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current \$/SF
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	2	9	145	821	\$1,699	\$1,800
55C Residences - Mod Developments Inc.	Apartment	May 2024	2	3	12	520	\$1,437	\$1,955
Alias - Madison Group	Apartment	January 2026	1	1	24	546	\$1,524	\$1,627
Concord Sky - Concord Adex	Apartment	June 2026	0	0	178	1,119	\$1,715	\$2,071
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	0	613	\$1,635	\$2,743
Yonge at Wellesley Station - Plaza	Apartment	July 2027	0	0	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.